



sparks ellison

19 Purkess Close, Chandler's Ford, SO53 2ED

£385,000

A charming two bedroom chalet style home providing well planned and well proportioned accommodation with master bedroom and en-suite on the first floor with a further bedroom and bathroom on the ground floor along with an open plan sitting/dining room with two distinct areas, a kitchen re-fitted in 2017 and utility room. The property sits in a cul-de-sac location within walking distance of the centre of Chandler's Ford and also benefits from a 78' rear garden.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Engineered Oak flooring.

Bathroom:

7'11" x 4'9" (2.41m x 1.45m) White suite with chrome fittings comprising bath with shower over, wash hand basin, wc, tiled floor.

Sitting Area:

18'8" into bay x 10'3" (4.78m x 3.12m) Engineered Oak flooring.

Dining Area:

11'3" x 6'10" (3.43m x 2.08m) Engineered Oak flooring, doors to rear garden.

Inner Hallway:

Engineered Oak flooring, stairs to first floor.

Kitchen:

10'8" x 8'2" (3.25m x 2.49m) Built in double oven, built in four ring gas hob, fitted extractor hood, space and plumbing for slim line dishwasher, tiled floor with electric underfloor heating.

Utility Room:

7'6" x 6'8" (2.29m x 2.03m) Space and plumbing for washing machine, space for fridge/freezer, tiled floor with electric under floor heating.

Bedroom 2:

14'3" x 10'1" (4.34m x 3.07m)

FIRST FLOOR

Bedroom 1:

20'6" max x 14'1" extending to 22' max (6.25m x 4.29m x 6.71m) Access to eaves storage, recess providing dressing area housing boiler.

En-suite:

9'1" x 7'5" (2.77m x 2.26m) Shower in cubicle, wash hand basin, wc.

OUTSIDE

Front:

Variety of mature plants, bushes and shrubs, steps leading to front door.

Rear Garden:

The rear garden measures approximately 78' x 29' and is arranged over different levels with block paved patio area, space for storage shed, outside tap, steps leading to patio area, steps leading to area laid to lawn with further steps to another patio area, area laid to timber deck. Throughout the garden there is a range of mature plants, bushes, shrubs and trees.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1934

Approximate Area:

100.9sqm/1086sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing and wooden Velux windows

Infant/Junior School:

Chandlers Ford Infant School/Merdon Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

Band C

Local Council:

Eastleigh Borough Council 02380 688000

Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.



Ground Floor = 686 sq ft / 63.7 sq m
 First Floor = 400 sq ft / 37.2 sq m
 Total = 1086 sq ft / 100.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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